

MINUTES OF THE
SAANICH HERITAGE FOUNDATION MEETING
HELD AT SAANICH MUNICIPAL HALL
COMMITTEE ROOM #2
WITH THE ANNUAL GENERAL MEETING TO FOLLOW
TUESDAY, APRIL 12, 2016 AT 5:30 P.M.

Present: Brad Shuya, President; Ross O'Connell, Vice President; Sheila Colwill; Kelsey Dupuis; Ken Johnson; Bernard von Schulmann; Robert Townsend; and Councillor Sanders, Council Liaison (5:40 pm)

Regrets: Art Joyce, Treasurer; Andrew Rushforth

Staff: Mark Boysen, Sustainability Coordinator; Jane Evans, Planner; and Shirley Leggett, Secretary

Minutes: Moved by B. Townsend and Seconded by K. Johnson: "That the Minutes of the March 8, 2016 Regular Meeting be adopted as amended."

CARRIED

PROPOSED MUNICIPAL HALL LIGHTING UPGRADES – PRESENTATION AND WALK-AROUND

M. Boysen, Sustainability Coordinator, was in attendance at the meeting with a presentation of the proposed Municipal Hall lighting upgrades. Highlights include:

- Saanich is considering lighting and heating upgrades to the Municipal Hall; there may be an opportunity for some BC Hydro funding through a rebate program.
- The majority of the current lighting fixtures throughout the Municipal Hall are fluorescent tubes; the plan is to change them to LED fixtures that use less electricity and have a longer lifespan.
- The proposed lighting upgrades will need to be approved by Council.

Foundation members walked around the Municipal Hall with the Sustainability Coordinator and looked at the existing fluorescent lighting and at a modified fixture with LED lighting in it for comparison.

Members agreed that the proposed lighting upgrades should be sympathetic to the original architecture of the building and the intentional light pattern originally installed in the design of the interior, but that it should also be functional and cost effective. The Sustainability Coordinator will see about providing another lighting example for further comparison at a future meeting.

PARK 1400 DERBY ROAD – PROPOSED REZONING FROM P-4 (RECREATION AND OPEN SPACE) TO P-4HR TO ALLOW FOR RETAIL SALES AND HEALTH SERVICES

Application for Development from Saanich Recreation for Park 1400 Derby Road, to rezone from P-4 (Recreation and Open Space) to P-4HR to allow for Retail Sales and Health Services. It is proposed that the golf club house be used for health services such as massage therapy and for retail sales.

MOVED by K. Johnson and Seconded by S. Colwill: "That the Saanich Heritage Foundation has no objection to the proposed rezoning for Park 1400 Derby Road from P-4 (Recreation and Open Space) to P4-HR to allow for retail sales and health services."

CARRIED

6187 HUNT ROAD (REGISTERED) – APPLICATION FOR SUBDIVISION OF LAND AND HERITAGE REVITALIZATION AGREEMENT IN THE AGRICULTURAL LAND RESERVE

The Planner stated:

- The owners of 6187 Hunt Road have applied to subdivide the property which is within the Agricultural Land Reserve; the property is zoned A1 and is 10.3 hectares in size.
- They are proposing to create a new lot (approximately 0.38 ha in size) containing the heritage registered dwelling, in order to construct a new dwelling on the remainder of the parcel (9.95 ha), and to protect the heritage residence through a Heritage Revitalization Agreement.
- The proposal was also referred to the Peninsula Agricultural Commission for their review and comment. It will be considered by Saanich Council and then by the Provincial Agriculture Land Commission.
- According to the *Local Government Act*, a Heritage Revitalization Agreement (HRA) is considered to carry the same weight as a covenant or heritage designation.

R. O'Connell left the meeting at 6:45 p.m.

Committee discussion noted the following:

- The owners have indicated that they will designate the registered dwelling.
- The land may be protected through a Heritage Revitalization Agreement but the registered dwelling should be heritage designated; if it is designated, then the owners will qualify to apply for restoration grant funding.
- Does the proposed new lot conform to Zoning Bylaw setback requirements?
- A survey plan should be included in the HRA with setback distances identified.
- The setback to the heritage dwelling should be adequate so as to not impact the building's façade in the future.

Councillor Sanders left the meeting at 6:55 p.m.

- A condition of the Heritage Revitalization Agreement should include heritage designation of the registered dwelling within a reasonable time frame such as one-year from the time of the HRA taking effect.

B. von Schulmann stated that he does not support approving a Heritage Revitalization Agreement for the purpose of subdividing and removing land from the Agricultural Land Reserve.

1248 BURNSIDE ROAD WEST (STRANTON LODGE) – UPDATE

The President stated:

- He visited the property and checked out the new irrigation system timer that was installed; the invoice can now be paid.
- He noticed that the grass has not been cut yet and asked the Secretary to check and see when the lawns and gardens will be taken care of under the new 2016 contract.

Annual Rent Increase

The last rent increase was September 1, 2015. According to the BC Residential Tenancies Branch, the annual rent can be increased September 1, 2016 in the amount of \$25.17 bringing the current monthly rent of \$868.00 to \$893.17.

MOVED by K. Johnson and Seconded by K. Dupuis: "That the annual rent for 1248 Burnside Road West be increased from \$868.00 to \$893.17 effective September 1, 2016."

CARRIED

4139 LAMBRICK WAY (DODD HOUSE) – UPDATE

S. Colwill stated:

- She met with the tenant and did her annual spring review to see what repairs/maintenance work needs to be done over the summer.
- There is a large Oak branch down across the yard; she will contact Saanich Parks to come out and do a safety check of the trees around the house and if they won't, she'll contact a tree service company.
- The clothes dryer isn't working so she's contacted a service company to come and check it out; it was purchased in 2005 when the kitchen was renovated and it may be able to be repaired.
- Trevor from Arbor Renovations has some small maintenance and cleaning jobs to do. The new smoke alarm he installed in the kitchen is not operating properly so she is going to contact an electrician to come by and take a look.
- The roof on the house will need to be replaced in the next 1-2 years; she would like to consider using the Enviroshake roofing product but will get some quotes for cedar shakes.

The last rent increase was September 1, 2015. According to the BC Residential Tenancies Branch, the annual rent can be increased September 1, 2016 in the amount of \$36.42 bringing the current monthly rent of \$868.00 to \$893.17.

MOVED by K. Johnson and Seconded by K. Dupuis: "That the annual rent for 4139 Lambrick Way be increased from \$1256.00 to \$1292.42 effective September 1, 2016."

CARRIED

TREASURER'S REPORT – UPDATE

The Treasurer was absent from the meeting.

1941 ERNEST AVENUE (DESIGNATED) – WATER ISSUES/GRANT FUNDING

The owner is having drainage issues and the chimneys are leaking. He initially contacted the Secretary in December 2015 to advise that he was having water issues.

The President stated:

- He's going to meet with the owner of 1941 Ernest Avenue tomorrow and review the water issues he's having and see what options the owner is considering to fix the problems.
- According to Saanich Engineering there is no storm drain available to the owners but a viable option may be to install a catchment system on the property; whatever option the owner chooses to go with, he'll have to get the necessary permits from Saanich and it will

have to be designed by professionals.

Foundation members agreed that grant funding may be considered once the owner has spoken with Saanich Engineering and gotten approval on a system with the Saanich necessary permits.

5259 PAT BAY HIGHWAY (DESIGNATED) – 2015 GRANT APPLICATION – NEW ROOF

R. Townsend reported that as the Foundation liaison member for 5259 Pat Bay Highway, he had been contacted by the owners regarding the installation of the new roof; he did a site visit and took some pictures of the work in progress.

3277 DOUGLAS STREET (REGISTERED) – UKRAINIAN CULTURAL CENTRE

The Planner stated:

- The Ukrainian Cultural Centre is proposing to make some alterations to an existing sign; the plan is to retain the sign box on the exterior of the building and add digital LED lighting.
- Members recommended that a sign be designed that is more sympathetic to the design and character of the building, and suggested that the Ukrainian Cultural Centre check out the new digital sign that was installed at the Royal Theatre.
- They would like to see a detailed drawing showing the appearance of the proposed sign before they can make final comment.

5789 BROOKHILL ROAD – NORFOLK LODGE (DESIGNATED)

The Planner advised that the new owners of 5789 Brookhill Road applied for a Building Permit to remove a couple of walls in the interior of the house in order to create ensuite bathrooms for the bedrooms. The renovations are in keeping with the original character of the house.

ANNUAL HALLMARK HERITAGE SOCIETY AWARDS NIGHT – MAY 3, 2016

Annual Hallmark Society Awards Night on May 3, 2016 being held at St. Ann’s Academy at 7:30 p.m. Deadline for information regarding designations and plaques is April 15th.

Three of the properties that received designation early in 2015 received their heritage plaques at the Awards Night last year. The Municipal Hall received heritage designation for their interior and gardens at the end of 2015 and will receive their plaque in 2017.

ADJOURNMENT

The meeting adjourned at 7:55 p.m.

NEXT MEETING

The next Regular meeting of the Saanich Heritage Foundation will be held **Tuesday, May 10, 2016 at 5:30 p.m.** in Committee Room #2.

..... CHAIRPERSON