

MINUTES OF THE
SAANICH HERITAGE FOUNDATION MEETING
HELD AT SAANICH MUNICIPAL HALL
COMMITTEE ROOM #2
TUESDAY, MARCH 14, 2017 AT 5:30 P.M.

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

Regrets: Kelsey Dupuis and Andrew Rushforth

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

Minutes: Moved by A Joyce and Seconded by K. Johnson: "That the Minutes of the January 10, 2017 Regular Meeting be adopted as circulated."

CARRIED

SAANICH HERITAGE REGISTER UPDATE – CANADA 150

Councillor Sanders and the President commented on the grant application that was submitted on behalf of the Heritage Foundation to update the Saanich Heritage Register through the Canada 150 Fund. To date, there has been no response back.

Councillor Sanders stated:

- This year instead of the annual heritage bus tour, there will be a heritage fashion show that will be promoted as a Canada 150 event by the Canada 150 Ambassadors and facilitated by Ivan Sayers.
- The Manager of Facility Operations provided an update on the lighting in the Municipal Hall at the last Arts, Culture and Heritage Meeting; perhaps someone could provide an update to the Heritage Foundation.

K. Johnson stated:

- The Hallmark Society is hosting a Music of 1967 event at Alix Goolden Hall on April 25th to commemorate the music of the summer of 1967 - tickets are \$20 each. Beacon Hill Park in Victoria was the location of Canada's first love-in.

1248 BURNSIDE ROAD WEST (STRANTON LODGE) – UPDATE

Fortis BC – Natural Gas Line

The President stated:

- He contacted Fortis BC with respect to inquiring about the cost of connecting to the natural gas line for both Dodd House and Stranton Lodge.
- The estimated cost of the gas service line installation to Stranton Lodge is approximately \$6,712.79 and to Dodd House is \$3,600.
- It may be worth considering having the gas lines run this year and then seeing about the cost and installation of a furnace and fireplace at a future date.

S. Colwill stated:

- If the heating at Dodd House becomes a problem for the tenant then she would be more in favour of the installation of a natural gas line; the insulation at Dodd House is quite adequate and the propane fireplace does a nice job of heating the place.
- At this time however, she would prefer to spend the money on a new roof and painting and other maintenance items that should be dealt with.

Committee discussion noted:

- Beside the cost of the installation of the gas line, there would also be the additional cost of a furnace and the ceiling of the crawlspace at Stranton Lodge is too low to install a furnace in there. The fireplace at Stranton Lodge is wood-burning so that would have to be converted as well.
- The insulation at Stranton Lodge should be checked; there could be deficiencies in that regard although the tenant hasn't complained about the heat.
- Gas heating could be an incentive for future tenants and it would generate an increase in monthly rents.
- Before any decisions are made about installing gas lines, we should speak with Saanich staff seeing as both Stranton Lodge and Dodd House are Saanich owned properties.
- It may also be worthwhile to see if Fortis BC offer any kind of rebates for the municipality.

Water Bills – Irrigation System

The President stated:

- He was contacted by the tenant regarding the increase in the water bills for the periods of July to November 2015 and for the same period in 2016. The 2016 water bill was an increase of \$186.45.
- The system was operating last year and a new controller was installed and programmed. The system was winterized in October.
- There is obviously a leak(s) somewhere in the irrigation system and they can be difficult to locate and expensive to repair. It may mean that the system won't be turned on this season and that the tenant will take care of doing the watering.

Committee discussion noted:

- There is some kind of device/machine that can detect a leak in an irrigation system so that it can be repaired with minimal impacts.
- This could be an ongoing problem and the Foundation could be faced with reimbursing the tenant each year unless the system is repaired.
- We should have the irrigation company come out and see if they can locate the leak(s) and have it repaired so it can be fully operational.
- The President stated that he will contact the irrigation company to come out and take a look.

4139 LAMBRICK WAY (DODD HOUSE) – UPDATE

S. Colwill stated:

- As she mentioned last year, the tenant is keen to take on the yard work at Dodd House instead of having it contracted out.
- She will monitor the work to make sure everything is being done properly by the tenant; she will also continue to have someone come out and trim the Laurel hedge which costs about \$200.
- She suggests that they pay the tenant two instalments of \$400 each; one in May and the other in October.

TREASURER'S REPORT – UPDATE

The Treasurer provided the following Statement of Receipts and Disbursements as of February 28, 2017:

Grant Account:	\$33,210.89	GIC's: \$32,546.21
Operating Account:	\$ 2,489.81	
Hall House Account:	\$13,804.44	GIC's: \$28,156.60
Dodd House Account:	\$21,591.69	GIC's \$30,210.58

MOVED by A. Joyce and Seconded by K. Johnson: "That the Statement of Receipts and Disbursements as presented by the Treasurer be received for information."

CARRIED

SEISMIC UPGRADES – INQUIRY

The Secretary stated:

- She received an email from the owners of 523 Davida Avenue (Registered) inquiring about seismic upgrades and if there are any grants or funding available for heritage properties.
- Their house is an unreinforced masonry structure and in the case of an earthquake the house could crumble; for safety reasons, they are looking at either a seismic upgrade or tearing it down.
- Under the Restoration Guidelines, *"the Foundation will fund new foundations or seismic upgrades, but with only minimal change to the original floor level and exterior grades."*

The President stated:

- The regulations pertaining to seismic upgrades have changed significantly since the Restoration Guidelines were drafted; it used to mean bolting the foundation to the house – there was no bracing required above the ground.
- The new codes are quite involved and mean that seismic upgrades are very invasive and extremely expensive and requires bracing from the foundation up to the roof; a minimal seismic upgrade still requires lateral supports to the walls and foundation.

Committee discussion noted:

- The owners would have to seek heritage designation before they would qualify for any grant funding from the Heritage Foundation.
- They would also need to draw up plans for any seismic upgrades which would require a building permit which could trigger a heritage alteration permit.

1955 SALT AIR CRESCENT – PROPOSED RESTORATION WORK

The Secretary stated:

- She received an email from the owner of 1955 Saltair Crescent with respect to his ongoing restoration projects which he outlined in November 2015. He would like to start the work on the rear side of the property which involves switching around a window and a door with the remainder of the work to be completed in 2018.
- Members were reminded that at the January 12, 2016 SHF meeting, that based on the scope of work and multiple projects the owner wanted to undertake, that they would only accept the grant applications to rebuild the chimneys and install new perimeter drainage.
- At the May 10, 2016 SHF meeting, members then passed a motion to only approve a 2016 grant to rebuild the 2 chimneys as the owner had gone ahead with the perimeter drainage

work without the necessary permits. At the September 13, 2016 SHF meeting, members were apprised that there had been a miscommunication regarding the plumbing permits, and members agreed to apply the grant funding for the chimneys to the perimeter drainage and cover the cost of the permits as well.

- When the final letter and grant cheque was mailed to the owner in September, he was reminded that should he wish to pursue the restoration work on his chimneys, he would need to submit a new 2017 grant application with revised quotes prior to the deadline of December 31, 2016.
- To date, the owner has not submitted a 2017 grant application for restoration work of any kind.

Committee discussion noted:

- Moving windows and doors around will likely require a Building Permit. The Building Department will circulate design drawings to the Planning Department at which time it would be determined if a Heritage Alteration Permit is required.
- The owner hasn't submitted a 2017 grant application so he'll have to wait until the 2018 grant process if he wants to get funding for any further restoration work.

GORGE ROAD SENIORS DEVELOPMENT – BROOKMAN'S STORE

The Planner stated:

- It was noticed that the Brookman store building was not visible from the road (corner of Gorge Road West and Admirals Road) so that prompted staff in the Planning Department to contact the architect and developer for the property to inquire on the status of the building and the Heritage Revitalization Agreement.
- According to the response from the Senior Vice President of the Campion Property Group, the overall condition of the building was in very poor shape and much of the original materials could not be salvaged.
- The roof and walls directly below it had to be removed so that new supporting walls, rafters and shingled roof could be installed. Asbestos-containing materials were removed, and the rotted and lead paint coated siding was not salvageable and is being replaced with new siding that will look like the old.
- The rotten floorboards have been cut out where necessary and will be infilled with salvaged materials. Windows will be restored and reinstalled. All salvageable wood will be retained and reused elsewhere.
- Despite what the Heritage Revitalization Agreement states about consultation with the District in the event it is determined that the heritage building is structurally unsound there was no consultation with Saanich staff or the Heritage Foundation prior to all of the above mentioned work being undertaken.

Committee discussion noted:

- This is the same thing that happened with the Beaver Lake Store on West Saanich Road.
- The Foundation would like the owner/applicant to provide photo documentation of the condition of the building prior to it being de-constructed and a description of what is now planned for the building.
- They would also like a description and photos of what has been or is to be salvaged, a description of the material that will be used to reinstate the building, and the level and design of finishes to be installed, as well as building permit drawings for the building.
- If the structure needs to be rebuilt, a building permit application will be required for the new structure.

2016 SAANICH ARTS, CULTURE AND HERITAGE AWARDS

The Planner stated:

- The 2016 Arts, Culture and Heritage Awards ceremony was held December 5, 2016 but she wasn't notified of the event.
- Mike Geric Construction Ltd., who was nominated by the Heritage Foundation for the Royal Oak School House, received an award under the Art of Business Supporter category.

2017 HOUSE GRANTS PROGRAM – RESTORATION GRANT APPLICATIONS

The owner of 762 Ralph Street submitted the second quote as part of their 2017 grant application from Vintage Woodworks to replace the storm windows.

762 Ralph Street – 15 Storm Windows

35% Grant portion based on lowest quote – \$3,438.66

Prestige Joinery	\$9,824.77
Vintage Woodworks	12,360.51

ADJOURNMENT

The meeting adjourned at 7:25 pm.

NEXT MEETING

The next Regular meeting of the Saanich Heritage Foundation will be held **Tuesday, April 11, 2017 at 5:30 p.m.** in Committee Room #2.

..... CHAIRPERSON