

MINUTES OF THE
SPECIAL SAANICH HERITAGE FOUNDATION MEETING
HELD AT SAANICH MUNICIPAL HALL
COMMITTEE ROOM #1
TUESDAY, MAY 23, 2017 AT 5:30 P.M.

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

Regrets: Alvin Lau and Andrew Rushforth

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

Guests: Will Peereboom, Victoria Design Group and Gurdip Binning, owner, re 1542 Mt. Douglas Cross Road

1542 MOUNT DOUGLAS CROSS ROAD – DEVELOPMENT VARIANCE PERMIT AND REQUEST TO REMOVE FROM THE SAANICH HERITAGE REGISTER – MAY 1, 2017 COUNCIL MEETING

At the May 1, 2017 Council meeting, Council passed a motion to order a temporary protection for 60 days and requested that staff further discuss possible options with the applicant/owner for the future development of the site that includes the retention, restoration and protection of the heritage dwelling. May 1 to July 1, 2017 is the protection period.

At the May 9, 2017 Regular Heritage Foundation meeting, members agreed to hold a special Foundation meeting and invite the owner and applicant to attend and discuss possible options with respect to the subject property.

The applicant, Will Peereboom, Victoria Design Group stated:

- He's the designer of the proposed new dwelling; he was not involved in the discussions to remove the existing heritage dwelling.
- The property is a triangular shaped lot which affects the rear yard setback; both the north and east boundaries become the rear yard.
- If the heritage dwelling were to be retained, it would need to be moved elsewhere on the site with a new foundation. It would also have to be brought up to current building codes. It could cost upward of \$200 per square foot to move and rehabilitate the house.
- In order to consider retaining the house, the owner would need to subdivide the subject property and create one additional lot; the proceeds from the sale of the additional lot could go towards the cost to move and restore the heritage dwelling.
- It would mean rezoning the property from its current RS-18 to RS-12 zoning; the building envelope would actually be bigger with a change to RS-12.
- Right now they are just considering options. If they get support from the Heritage Foundation to subdivide the property then they will speak with the Planning Department to get clarification on the definition of setbacks and variances to see if a subdivision will work before they go forward to Council again.
- They do not have a new design in mind yet; they need to review the proposal with Planning.

Foundation discussion noted:

- As part of the Foundation supporting a subdivision proposal that retains the heritage dwelling, it would need to be designated. That would also be a benefit to the owners as they could apply for restoration grants.
- Alterations may need to be made to the exterior of the dwelling in order to move it and fit it on the property but once that's done, it could be designated.
- It would be good if the design of the proposed new house had some heritage features like

the existing dwelling.

- The Planning Department might support a subdivision and any variances if required, if it means saving the heritage dwelling.
- There are building code equivalencies that relax some building codes with respect to restoration of heritage homes.
- It would be a good idea to meet with the neighbours and see what they would support on the property. A site plan with the street view would also be helpful.

The applicant stated that when he is involved with a proposal that involves rezoning a property he likes to contact the community association and hold an open house for the neighbourhood.

MOVED by K. Johnson and Seconded by S. Colwill: "That:

- 1. The Saanich Heritage Foundation (SHF) supports the concept of subdividing the subject property at 1542 Mount Douglas Cross Road in order to retain, renovate, and designate the existing heritage dwelling on the property, and relocate on to a new foundation on the subject property; and**
- 2. The SHF supports the rezoning of the property to a residential zone and any variances required that fits with the surrounding community and allows the heritage home to be retained."**

CARRIED

ADJOURNMENT

The meeting adjourned at 6:30 pm.

NEXT MEETING

The next Regular meeting of the Saanich Heritage Foundation will be held **Tuesday, June 13, 2017 at 5:30 p.m.** in Committee Room #2.

..... CHAIRPERSON